HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Thunder Bay CMA

Date Released: Third Quarter 2018

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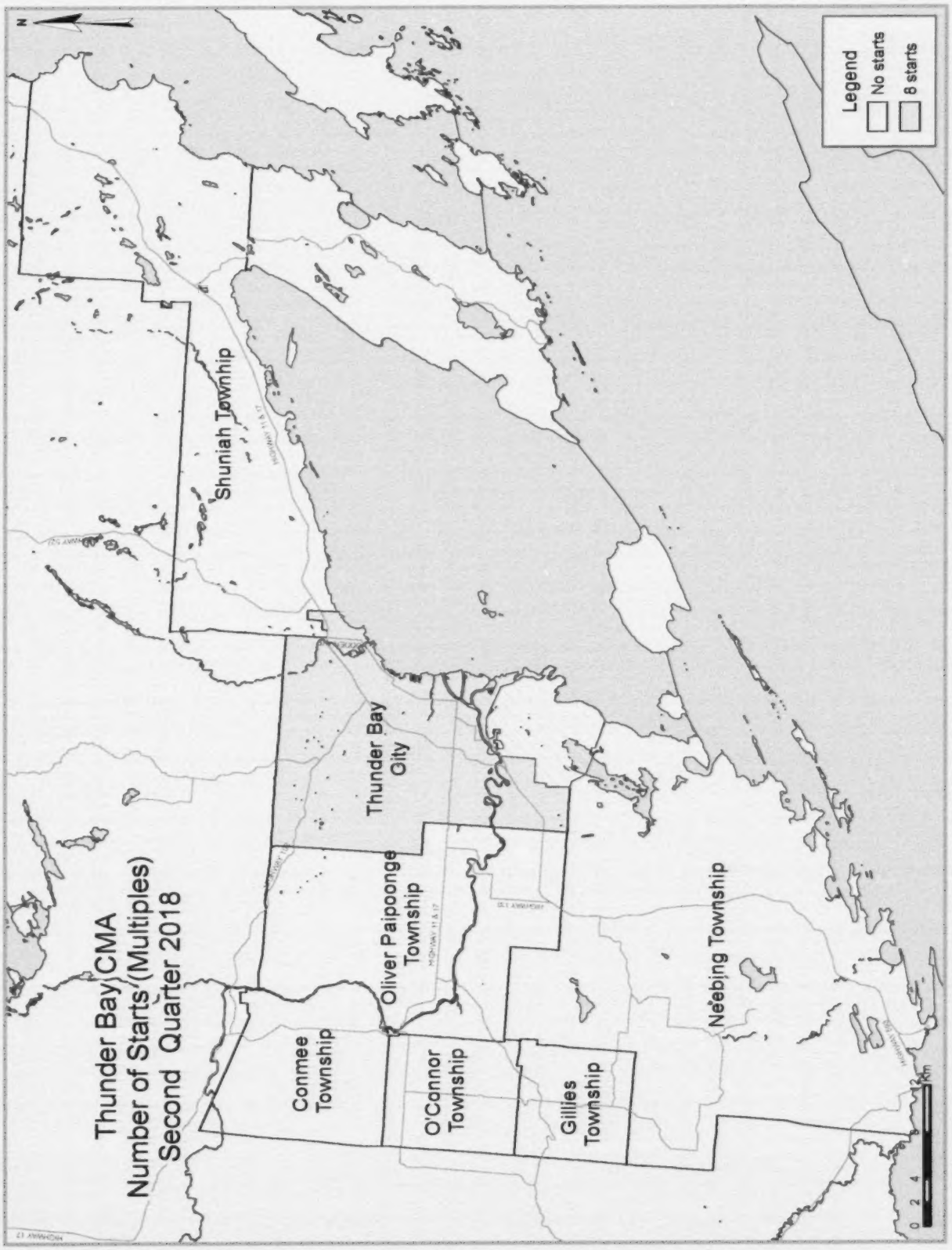
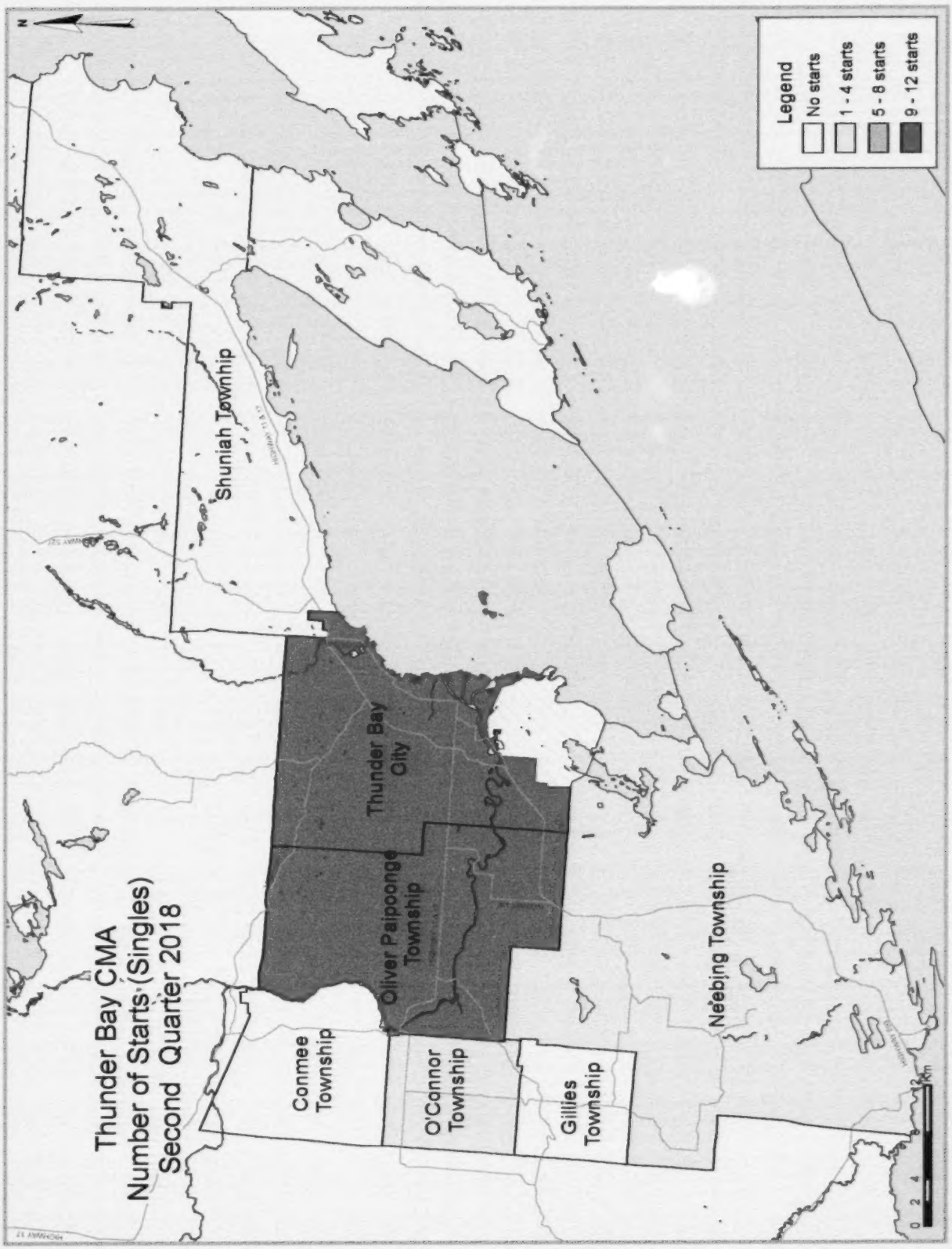
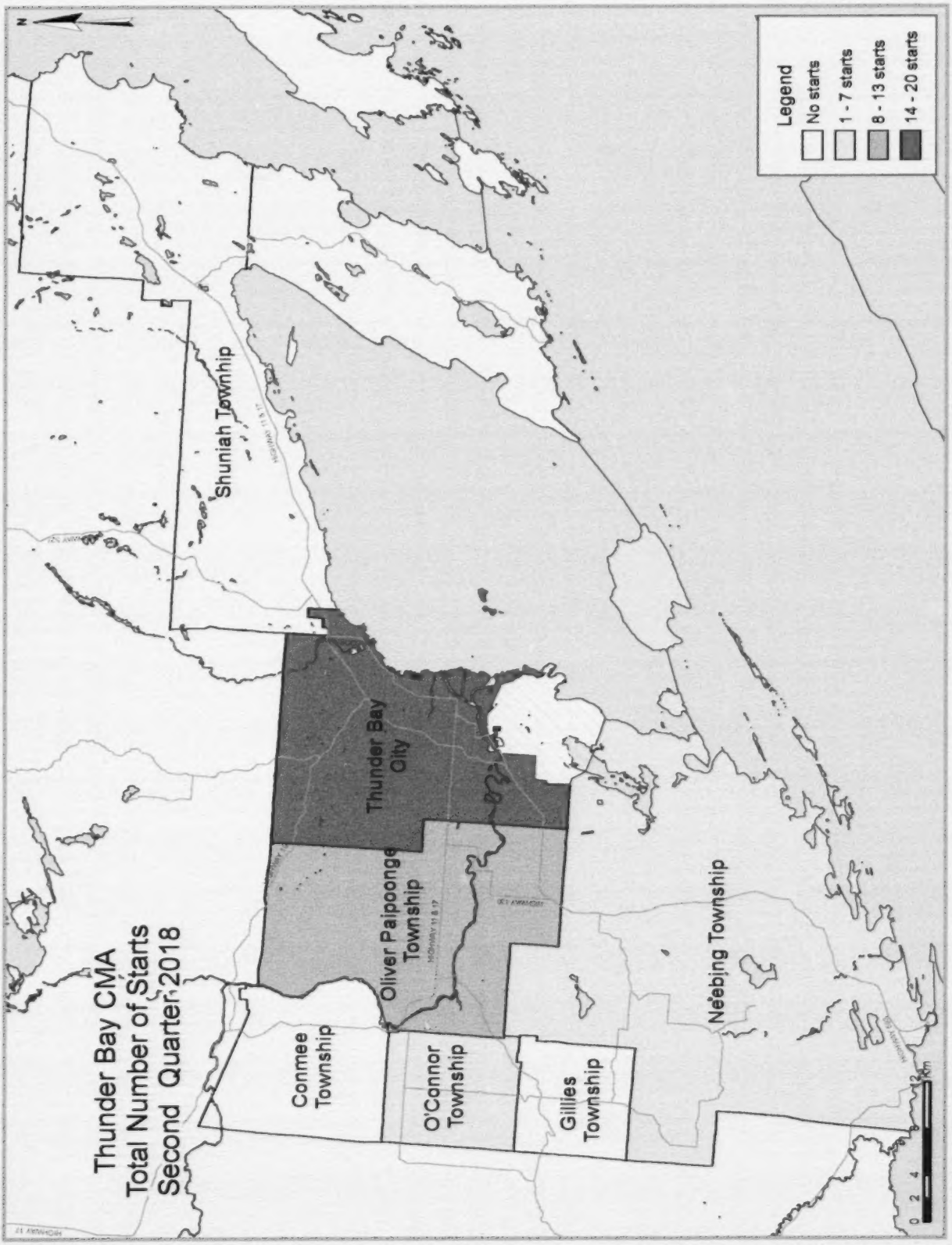
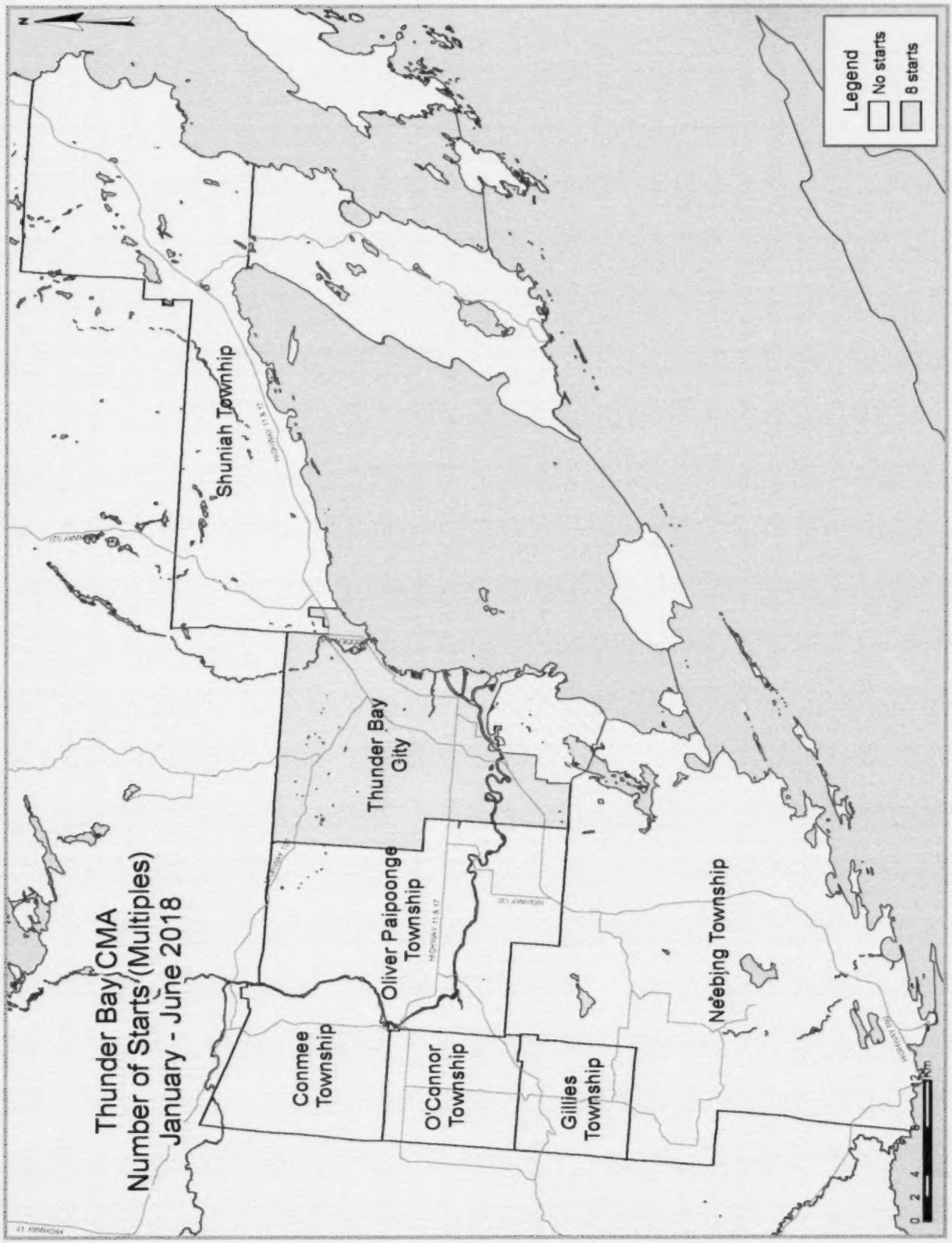
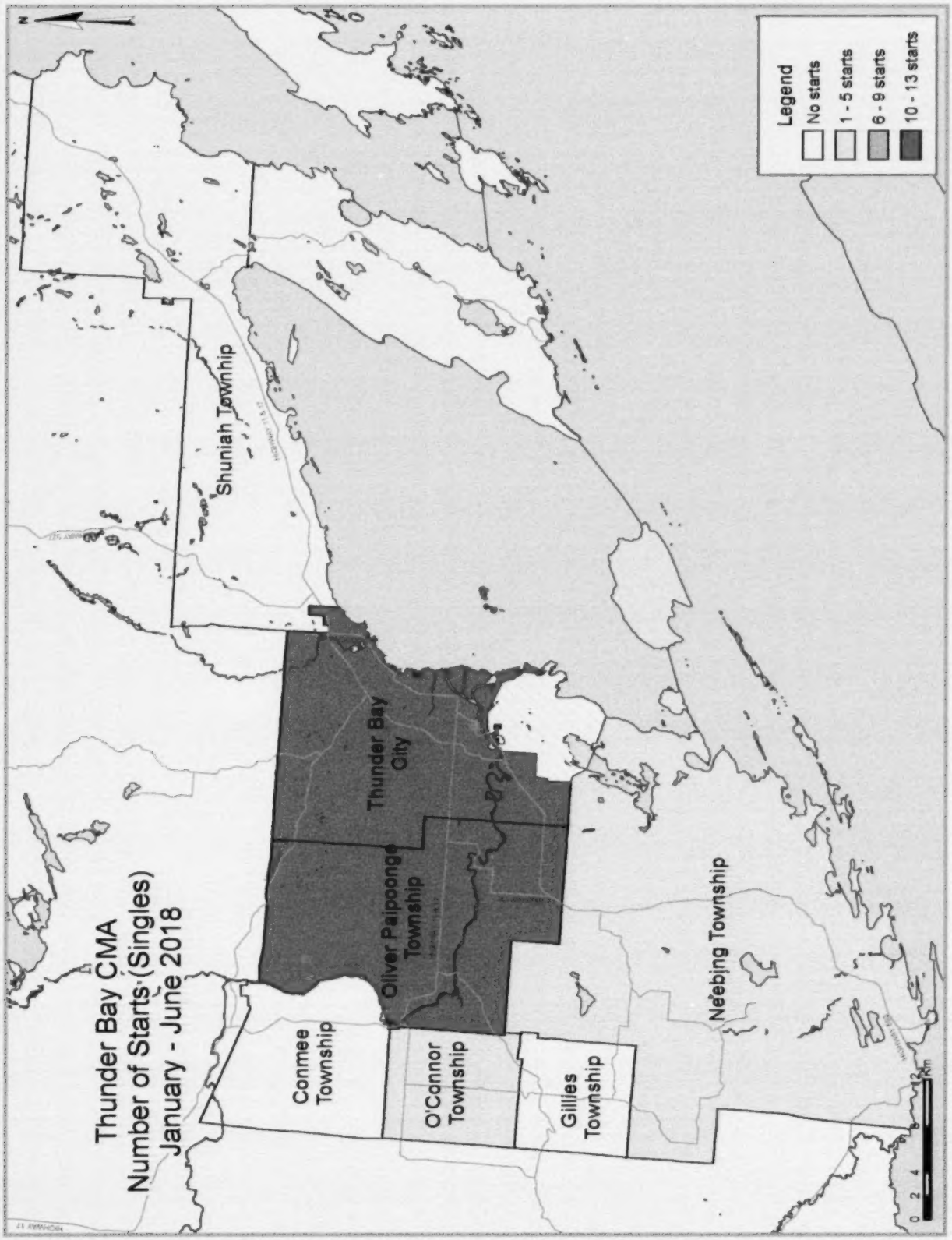
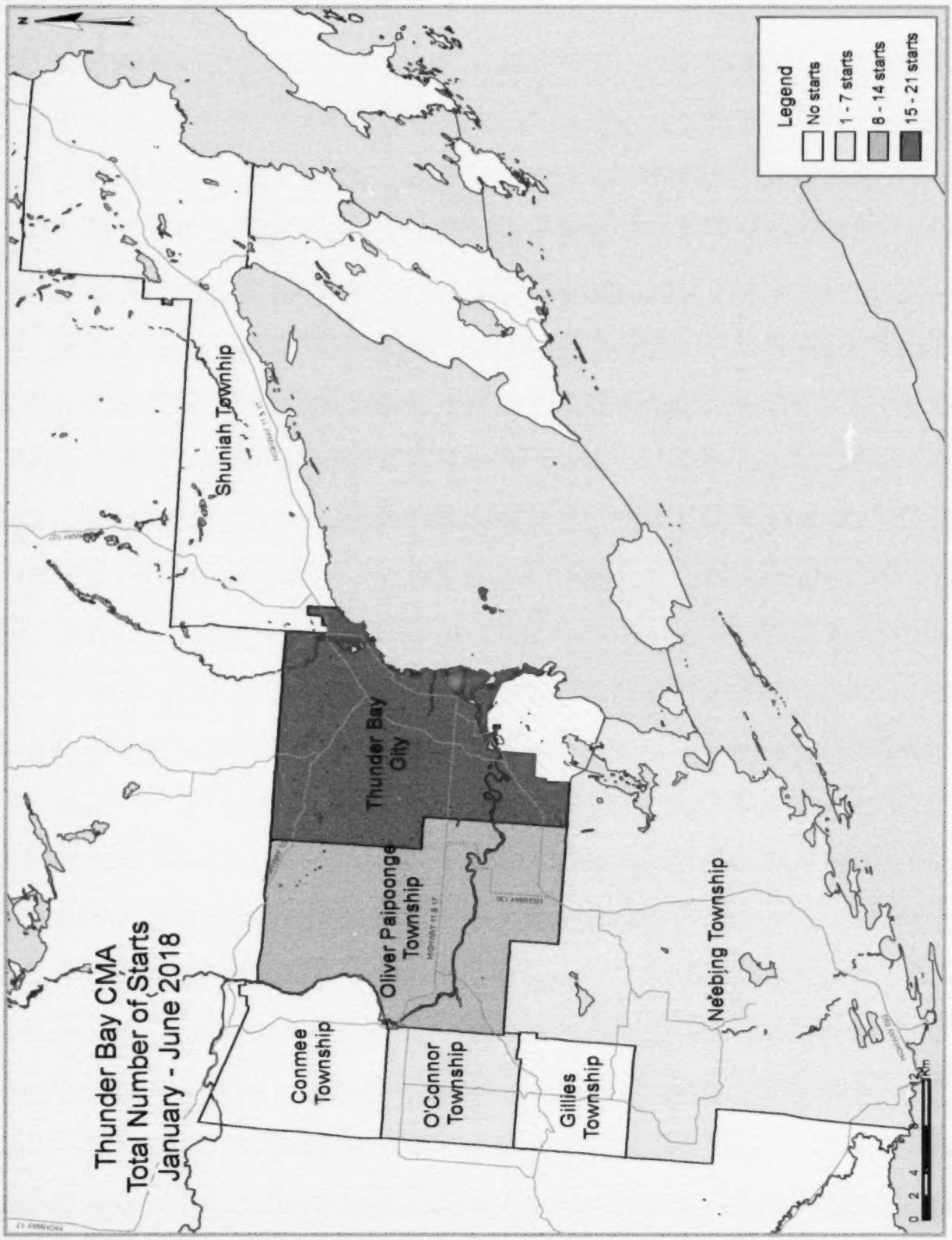

Thunder Bay CMA
Number of Starts (Multiples)
Second Quarter 2018
Legend
No starts
8 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Nèebing Township
0 2 4
Km


Thunder Bay CMA
Number of Starts (Singles)
Second Quarter 2018
Legend
No starts
1 - 4 starts
5 - 8 starts
9 - 12 starts
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
N
0 2 4
Km


Thunder Bay CMA
Total Number of Starts
Second Quarter 2018
Legend
No starts
1 - 7 starts
8 - 13 starts
14 - 20 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 Km


Thunder Bay CMA
Number of Starts (Multiples)
January - June 2018
Legend
No starts
8 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 8 12 Km


Thunder Bay CMA
Number of Starts (Singles)
January - June 2018
Legend
No starts
1 - 5 starts
6 - 9 starts
10 - 13 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Neebing Township
0 2 4 8 Km


Thunder Bay CMA
Total Number of Starts
January - June 2018
Legend
No starts
1 - 7 starts
8 - 14 starts
15 - 21 starts
N
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Conmee Township
O'Connor Township
Gillies Township
Nèebing Township
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Second Quarter 2018

Thunder Bay CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	139	120	7	59	114	91	77	83
Multiples	44	164	-	-	96	24	-	16
Total	183	284	7	59	210	115	77	99

	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	30	85	31	27	-12.9%	36	28	-22.2%
Multiples	-	32	72	8	-88.9%	72	8	-88.9%
Total	30	117	103	35	-66.0%	108	36	-66.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Thunder Bay CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	27	0	0	0	0	0	0	8	35
Q2 2017	31	4	0	0	0	0	0	68	103
% Change	-12.9	-100.0	n/a	n/a	n/a	n/a	n/a	-88.2	-66.0
Year-to-date 2018	28	0	0	0	0	0	0	8	36
Year-to-date 2017	36	4	0	0	0	0	0	68	108
% Change	-22.2	-100.0	n/a	n/a	n/a	n/a	n/a	-88.2	-66.7
UNDER CONSTRUCTION									
Q2 2018	98	6	0	0	0	48	2	110	264
Q2 2017	104	6	4	0	0	0	8	68	190
% Change	-5.8	0.0	-100.0	n/a	n/a	n/a	-75.0	61.8	38.9
COMPLETIONS									
Q2 2018	37	0	0	0	0	0	1	4	42
Q2 2017	38	0	0	0	0	0	6	12	56
% Change	-2.6	n/a	n/a	n/a	n/a	n/a	-83.3	-66.7	-25.0
Year-to-date 2018	59	0	0	0	0	0	1	4	64
Year-to-date 2017	66	2	0	0	0	0	8	18	94
% Change	-10.6	-100.0	n/a	n/a	n/a	n/a	-87.5	-77.8	-31.9
COMPLETED & NOT ABSORBED									
Q2 2018	3	0	0	0	0	0	n/a	n/a	3
Q2 2017	7	0	1	0	0	0	n/a	n/a	8
% Change	-57.1	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-62.5
ABSORBED									
Q2 2018	37	0	1	0	0	0	n/a	n/a	38
Q2 2017	38	1	2	0	1	0	n/a	n/a	42
% Change	-2.6	-100.0	-50.0	n/a	-100.0	n/a	n/a	n/a	-9.5
Year-to-date 2018	57	0	2	0	0	0	n/a	n/a	59
Year-to-date 2017	65	2	2	0	2	0	n/a	n/a	71
% Change	-12.3	-100.0	0.0	n/a	-100.0	n/a	n/a	n/a	-16.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Thunder Bay CMA									
Q2 2018	27	0	0	0	0	0	0	8	35
Q2 2017	31	4	0	0	0	0	0	68	103
Kenora									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	4	0	0	0	0	0	0	0	4
UNDER CONSTRUCTION									
Thunder Bay CMA									
Q2 2018	98	6	0	0	0	48	2	110	264
Q2 2017	104	6	4	0	0	0	8	68	190
Kenora									
Q2 2018	0	0	0	0	0	0	0	0	0
Q2 2017	2	0	0	0	0	0	0	0	2
COMPLETIONS									
Thunder Bay CMA									
Q2 2018	37	0	0	0	0	0	1	4	42
Q2 2017	38	0	0	0	0	0	6	12	56
Kenora									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	4	0	0	0	0	0	0	0	4
COMPLETED & NOT ABSORBED									
Thunder Bay CMA									
Q2 2018	3	0	0	0	0	0	n/a	n/a	3
Q2 2017	7	0	1	0	0	0	n/a	n/a	8
Kenora									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
ABSORBED									
Thunder Bay CMA									
Q2 2018	37	0	1	0	0	0	n/a	n/a	38
Q2 2017	38	1	2	0	1	0	n/a	n/a	42
Kenora									
Q2 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Thunder Bay CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	120	8	0	0	0	48	2	106	284
% Change	-13.7	0.0	-100.0	n/a	n/a	n/a	-75.0	**	55.2
2016	139	8	4	0	0	0	8	24	183
% Change	-15.2	-57.9	-33.3	n/a	-100.0	n/a	n/a	-38.5	-24.4
2015	164	19	6	0	6	0	0	39	242
% Change	-2.4	**	-40.0	n/a	n/a	n/a	-100.0	-18.8	3.4
2014	168	6	10	0	0	0	2	48	234
% Change	-13.0	50.0	-41.2	n/a	n/a	-100.0	n/a	**	-27.8
2013	193	4	17	0	0	100	0	10	324
% Change	-14.6	-33.3	**	n/a	-100.0	-15.3	n/a	-16.7	-14.7
2012	226	6	5	0	12	118	0	12	380
% Change	20.2	200.0	-37.5	n/a	n/a	**	-100.0	-91.5	1.6
2011	188	2	8	0	0	24	10	142	374
% Change	-7.8	-66.7	n/a	n/a	-100.0	n/a	150.0	**	68.5
2010	204	6	0	0	4	0	4	4	222
% Change	23.6	0.0	n/a	-100.0	n/a	n/a	0.0	0.0	23.3
2009	165	6	0	1	0	0	4	4	180
% Change	0.0	200.0	n/a	n/a	n/a	n/a	n/a	n/a	7.8
2008	165	2	0	0	0	0	0	0	167

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Thunder Bay CMA	27	31	0	4	0	0	8	68	35	103	-66.0
Thunder Bay City	12	24	0	4	0	0	8	64	20	92	-78.3
Conmee Township	0	2	0	0	0	0	0	0	0	2	-100.0
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	4	2	0	0	0	0	0	0	4	2	100.0
O'Connor Township	1	0	0	0	0	0	0	0	1	0	n/a
Oliver Paipoonge Township	10	2	0	0	0	0	0	4	10	6	66.7
Shuniah Township	0	1	0	0	0	0	0	0	0	1	-100.0
Kenora	0	4	0	0	0	0	0	0	0	4	-100.0

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Thunder Bay CMA	28	36	0	4	0	0	8	68	36	108	-66.7
Thunder Bay City	13	26	0	4	0	0	8	64	21	94	-77.7
Conmee Township	0	2	0	0	0	0	0	0	0	2	-100.0
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	4	3	0	0	0	0	0	0	4	3	33.3
O'Connor Township	1	0	0	0	0	0	0	0	1	0	n/a
Oliver Paipoonge Township	10	4	0	0	0	0	0	4	10	8	25.0
Shuniah Township	0	1	0	0	0	0	0	0	0	1	-100.0
Kenora	0	4	0	0	0	0	0	0	0	4	-100.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Thunder Bay CMA	0	0	0	0	0	0	8	68
Thunder Bay City	0	0	0	0	0	0	8	64
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	4
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Thunder Bay CMA	0	0	0	0	0	0	8	68
Thunder Bay City	0	0	0	0	0	0	8	64
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	4
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Thunder Bay CMA	27	35	0	0	8	68	35	103
Thunder Bay City	12	28	0	0	8	64	20	92
Conmee Township	0	2	0	0	0	0	0	2
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	4	2	0	0	0	0	4	2
O'Connor Township	1	0	0	0	0	0	1	0
Oliver Paipoonge Township	10	2	0	0	0	4	10	6
Shuniah Township	0	1	0	0	0	0	0	1
Kenora	0	4	0	0	0	0	0	4

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Thunder Bay CMA	28	40	0	0	8	68	36	108
Thunder Bay City	13	30	0	0	8	64	21	94
Conmee Township	0	2	0	0	0	0	0	2
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	4	3	0	0	0	0	4	3
O'Connor Township	1	0	0	0	0	0	1	0
Oliver Paipoonge Township	10	4	0	0	0	4	10	8
Shuniah Township	0	1	0	0	0	0	0	1
Kenora	0	4	0	0	0	0	0	4

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Thunder Bay CMA	38	38	0	6	0	0	4	12	42	56	-25.0
Thunder Bay City	25	23	0	6	0	0	4	12	29	41	-29.3
Conmee Township	3	0	0	0	0	0	0	0	3	0	n/a
Gillies Township	2	0	0	0	0	0	0	0	2	0	n/a
Neebing Township	3	5	0	0	0	0	0	0	3	5	-40.0
O'Connor Township	1	1	0	0	0	0	0	0	1	1	0.0
Oliver Paipoonge Township	4	8	0	0	0	0	0	0	4	8	-50.0
Shuniah Township	0	1	0	0	0	0	0	0	0	1	-100.0
Kenora	1	4	0	0	0	0	0	0	1	4	-75.0

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Thunder Bay CMA	60	66	0	10	0	0	4	18	64	94	-31.9
Thunder Bay City	40	46	0	10	0	0	4	18	44	74	-40.5
Conmee Township	3	1	0	0	0	0	0	0	3	1	200.0
Gillies Township	2	0	0	0	0	0	0	0	2	0	n/a
Neebing Township	8	7	0	0	0	0	0	0	8	7	14.3
O'Connor Township	1	1	0	0	0	0	0	0	1	1	0.0
Oliver Paipoonge Township	4	8	0	0	0	0	0	0	4	8	-50.0
Shuniah Township	2	3	0	0	0	0	0	0	2	3	-33.3
Kenora	3	5	0	0	0	0	0	0	3	5	-40.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Thunder Bay CMA	0	0	0	0	0	0	4	12
Thunder Bay City	0	0	0	0	0	0	4	12
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Thunder Bay CMA	0	0	0	0	0	0	4	18
Thunder Bay City	0	0	0	0	0	0	4	18
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Thunder Bay CMA	37	38	0	0	5	18	42	56
Thunder Bay City	24	23	0	0	5	18	29	41
Conmee Township	3	0	0	0	0	0	3	0
Gillies Township	2	0	0	0	0	0	2	0
Neebing Township	3	5	0	0	0	0	3	5
O'Connor Township	1	1	0	0	0	0	1	1
Oliver Paipoonge Township	4	8	0	0	0	0	4	8
Shuniah Township	0	1	0	0	0	0	0	1
Kenora	1	4	0	0	0	0	1	4

Table 3.5: Completions by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Thunder Bay CMA	59	68	0	0	5	26	64	94
Thunder Bay City	39	48	0	0	5	26	44	74
Conmee Township	3	1	0	0	0	0	3	1
Gillies Township	2	0	0	0	0	0	2	0
Neebing Township	8	7	0	0	0	0	8	7
O'Connor Township	1	1	0	0	0	0	1	1
Oliver Paipoonge Township	4	8	0	0	0	0	4	8
Shuniah Township	2	3	0	0	0	0	2	3
Kenora	3	5	0	0	0	0	3	5

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Thunder Bay CMA													
Q2 2018	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	-
Q2 2017	0	0.0	1	12.5	1	12.5	1	12.5	5	62.5	8	-	391,900
Year-to-date 2018	0	0.0	0	0.0	1	14.3	0	0.0	6	85.7	7	-	-
Year-to-date 2017	0	0.0	2	11.8	2	11.8	1	5.9	12	70.6	17	-	453,471

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Thunder Bay Second Quarter 2018										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2017	January	63	8.6	120	83	126	95.1	233,665	5.6	247,130
	February	84	-7.7	129	86	143	90.3	254,963	13.6	258,361
	March	143	49.0	168	189	212	79.3	252,973	16.9	246,803
	April	127	-1.6	120	179	154	77.6	242,712	0.2	237,836
	May	162	7.3	125	230	142	87.5	253,226	7.8	247,765
	June	134	-20.7	90	191	145	62.0	254,374	3.1	241,614
	July	146	-6.4	109	207	164	66.7	267,397	6.3	245,811
	August	135	8.0	127	210	172	73.7	237,938	3.7	241,606
	September	127	0.8	112	170	144	77.8	256,501	10.2	258,252
	October	145	30.6	120	162	161	74.9	248,510	4.1	252,144
	November	107	2.9	120	116	166	72.2	240,859	8.5	249,993
	December	61	7.0	118	72	187	63.2	227,168	1.8	245,295
2018	January	68	7.9	128	122	179	71.9	210,449	-9.9	221,590
	February	90	7.1	127	99	167	75.8	261,115	2.4	260,991
	March	91	-36.4	113	137	158	71.6	244,309	-3.4	240,931
	April	104	-18.1	101	172	150	67.5	255,956	5.5	250,438
	May	156	-3.7	116	258	158	73.4	252,584	-0.3	247,710
	June	155	15.7	107	208	162	66.1	256,985	1.0	245,326
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2017	423	-5.8		600			250,433	3.7	
	Q2 2018	415	-1.9		638			255,073	1.9	
	YTD 2017	713	2.7		958			249,994	6.8	
	YTD 2018	664	-6.9		996			249,847	-0.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: Thunder Bay data are taken from Districts 1 and 2 of the Thunder Bay Real Estate Board, not the whole Board territory
[2]Source: CMHC, adapted from MLS® data supplied by Thunder Bay Real Estate Board

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			CPI, 2002 =100	Thunder Bay Labour Market			
		P & I Per $100,000	Mortgage Rates (%)			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term					
2017	January	561	3.14	4.64	124.90	60	6.2	60.5	907
	February	561	3.14	4.64	125.30	60	6.0	60.9	901
	March	561	3.14	4.64	125.70	60	5.8	61.2	896
	April	561	3.14	4.64	126.20	61	5.7	61.7	896
	May	561	3.14	4.64	126.00	62	5.4	62.1	900
	June	561	3.14	4.64	126.10	62	5.5	62.7	910
	July	573	3.14	4.84	125.90	63	5.3	63.1	910
	August	573	3.14	4.84	125.70	63	5.1	63.1	915
	September	575	3.09	4.89	126.10	63	5.1	63.1	924
	October	581	3.24	4.99	126.10	62	5.6	62.8	924
	November	581	3.24	4.99	126.20	62	6.1	62.7	915
	December	581	3.24	4.99	125.50	61	6.1	62.1	892
2018	January	590	3.34	5.14	126.40	61	5.8	62.0	890
	February	590	3.34	5.14	127.30	62	5.8	62.5	899
	March	590	3.34	5.14	128.10	63	5.1	63.3	916
	April	590	3.34	5.14	128.00	64	5.1	64.1	929
	May	601	3.49	5.34	128.20	64	5.0	64.7	939
	June	601	3.49	5.34	128.60	65	5.1	65.3	948
	July								
	August								
	September								
	October								
	November								
	December								

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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